

**Recommendations
for
Planned Growth and Rural
Areas**

**Shelby County
Growth Plan**

Shelby County Government

Prepared by the Memphis and Shelby County
Division of Planning and Development
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(With Updated Maps)

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Executive Summary

Inventory and Analysis

The following key issues resulting from the analysis of environmental, land use and demographic factors form the basis for plan recommendations:

1. Adopted policies for the extension of sewer lines and major roads will result in the urbanization of all land in Shelby County except in the northeast and northwest sectors in the next twenty years.
2. Areas sensitive to urbanization include floodplains, wetlands, aquifer recharge areas, unstable soils and earthquake hazard areas. These sensitive lands are generally scattered Countywide. Measures can be taken to protect them within urban growth boundaries.
3. Forested areas are concentrated in the northwest portion of the County. Ribbons of forest land along rivers and streams and large stands of forests within urban growth areas can be protected through enactment and implementation of strong local regulations.
4. Existing and planned community facilities include roads, schools, parks and libraries. All are planned and located to serve urban growth in the annexation reserve areas.
5. Land development and demographic trends for new construction indicate that the highest residential densities will occur in the east central, southern and southeastern portions of the County.

Recommendations for Planned Growth Areas

Planned growth areas are to be included in a county's growth plan when the need arises to accommodate major new town development and/or business/industrial parks at a distance of several miles from an existing municipality and at a location to which a municipality could not feasibly extend services. The designation of a planned growth area should be used to satisfy demand which is clear and compelling because of location factors and market conditions.

There is no land area in Shelby County which responds to these conditions. All growth factors point toward opportunities within the annexation reserve boundaries.

Recommendations for Rural Areas

Rural areas are those places within which Shelby County must manage and control growth to minimize impact to the natural environment for the next 20 years. These areas are not intended for high density land uses. Rural areas should have the following attributes:

1. Large and significant concentrations of environmentally sensitive areas, prime agricultural lands and forests.
2. Low density residential development which can be supported by septic systems.
3. Scattered small site commercial service centers necessary for rural convenience.
4. Those areas that are beyond municipal urban growth limits which may or may not be within annexation reserve areas

In Shelby County two major areas should be designated as rural. They are as follows:

- The area that is located in the northeast sector of the County and generally referred to as “not reserved” by the seven municipalities. Boundary lines for this area are recommended to follow the drainage sub-basins of the Loosahatchie River. This area is dominated by active agricultural uses.
- The area in the northwest sector of the County dominated by Shelby Forest State Park and Wildlife Management Area. The boundaries of this area fall along the drainage sub-basin of the Mississippi River and include the most northerly sub-basin of Big Creek along the Tipton County line. The area is almost totally forested.

In addition to the areas outlined above, the islands in the Mississippi not within the current city limits of Memphis should be designated as rural.

Map 13, following page 14, illustrates the recommended rural areas.

Shelby County Growth Plan

Rural and Planned Growth Areas

Introduction

Purpose and Scope

The purpose of this report is to present recommendations for designating areas of unincorporated Shelby County as “rural” or “planned growth” as defined by Public Chapter 1101. The recommendations are a result of an analysis of environmental conditions, demographic trends, economic trends, transportation policies, community facilities/infrastructure policies and land use factors.

Background for Planning

Shelby County Government convened the Shelby County Coordinating Committee in September 1998 for the purpose of formulating a 20 year “growth plan” for all of Shelby County.

Under Chapter 1101 the municipalities of Shelby County are authorized to base their urban growth boundaries on negotiated annexation reserve agreements. Annexation reserve agreements have been used successfully in Shelby County over the last 25 years to designate specific territories of the County that will be annexed by particular municipalities. The reserve agreements are necessary to allow each community to grow in an orderly and timed fashion. Without the agreements, the suburban cities would be hampered in their growth by State legislation, which allows the City of Memphis to take precedence in annexation over the smaller cities.

At the time of the enactment of Chapter 1101 all suburban municipalities had annexation reserve agreements in effect with the City of Memphis with the exception of the Town of Arlington. As the result of the work of the Coordinating Committee and the Mayors of all of the communities, new reserve agreements were agreed upon in June of 1999. Shelby County participated in the agreement by negotiating with the City of Memphis for monetary considerations in regard to the Memphis and Shelby County Division of Health Services, sales tax distribution and provision of fire service on the southern fringe of the current City limits of Memphis.

As a result of the Memorandum of Agreement one major area of the County located north of the reserve areas of Arlington and Lakeland, east of the reserve area of Millington and northeast of the reserve area of Bartlett was left unreserved to any municipality. Also included in this category are islands located within the channel of the Mississippi River not currently within the city limits of Memphis.

The annexation reserve area boundaries negotiated in 1999 serve as the basis for determining the urban growth boundaries of each city.

Shelby County Government is responsible for designating “planned growth” and “rural” areas. It is not responsible for designating urban growth areas under the law.

The 1999 annexation reserve area agreements are shown on Map 1.

Planned Growth and Rural Area Definitions

Public Chapter 1101 defines *Planned Growth Areas* as:

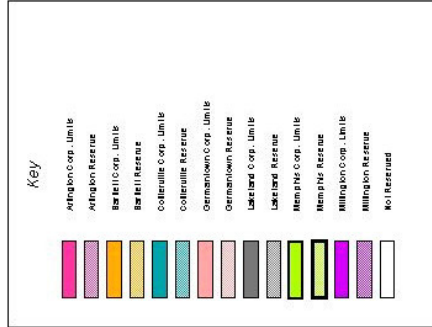
- Territory that is reasonably compact, yet sufficiently large enough to accommodate high or moderate density residential, commercial and industrial development over the next 20 years
 - Territory that is not within the existing corporate boundaries of any municipality
 - Territory that is not within any urban growth area of a municipality
 - Areas which reflect the County’s duty to manage and control urban growth taking into account impact on the natural environment
 - Areas within which a new municipality may incorporate providing the proposed incorporation meets the requirements of the existing State laws governing the formation of new municipalities
 - Areas which can be expected to be annexed into an existing municipality

Public Chapter 1101 defines *Rural Areas* as:

- Territory that is not within urban growth boundaries
- Territory that is not within planned growth areas
- Territory that over the next 20 years is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas
 - Area that is intended for uses other than high density commercial, industrial or residential development
 - Area within which the County must manage and control growth to reasonably minimize impact to the natural environment

Map 1

December 22, 1999



Circumplex Cardiac Protocol for Memphis and Shelby County Children of Poverty and Disadvantage